



+/- 23.23 Acres Available

VACANT LAND FOR SALE

1400 Fortune Road Youngsville, LA 70592

Brent Garrett | 225.978.2071 | bgarrett@beaubox.com



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PROPERTY SUMMARY



Property Description

Approximately 23 acres of vacant land available on the corner of Fortune Rd and Youngville Hwy, south of Ambassador Caffery Parkway.

Property Highlights

- +/- 23.23 Acres
- Corner Lot
- 13,481 AADT (Youngville Hwy)

Location Description

Corner of Youngville Hwy and Fortune Rd, south of Ambassador Caffery Parkway

Offering Summary

Sale Price:	\$1,100,000
Lot Size:	23.23 Acres

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ADDITIONAL PHOTOS



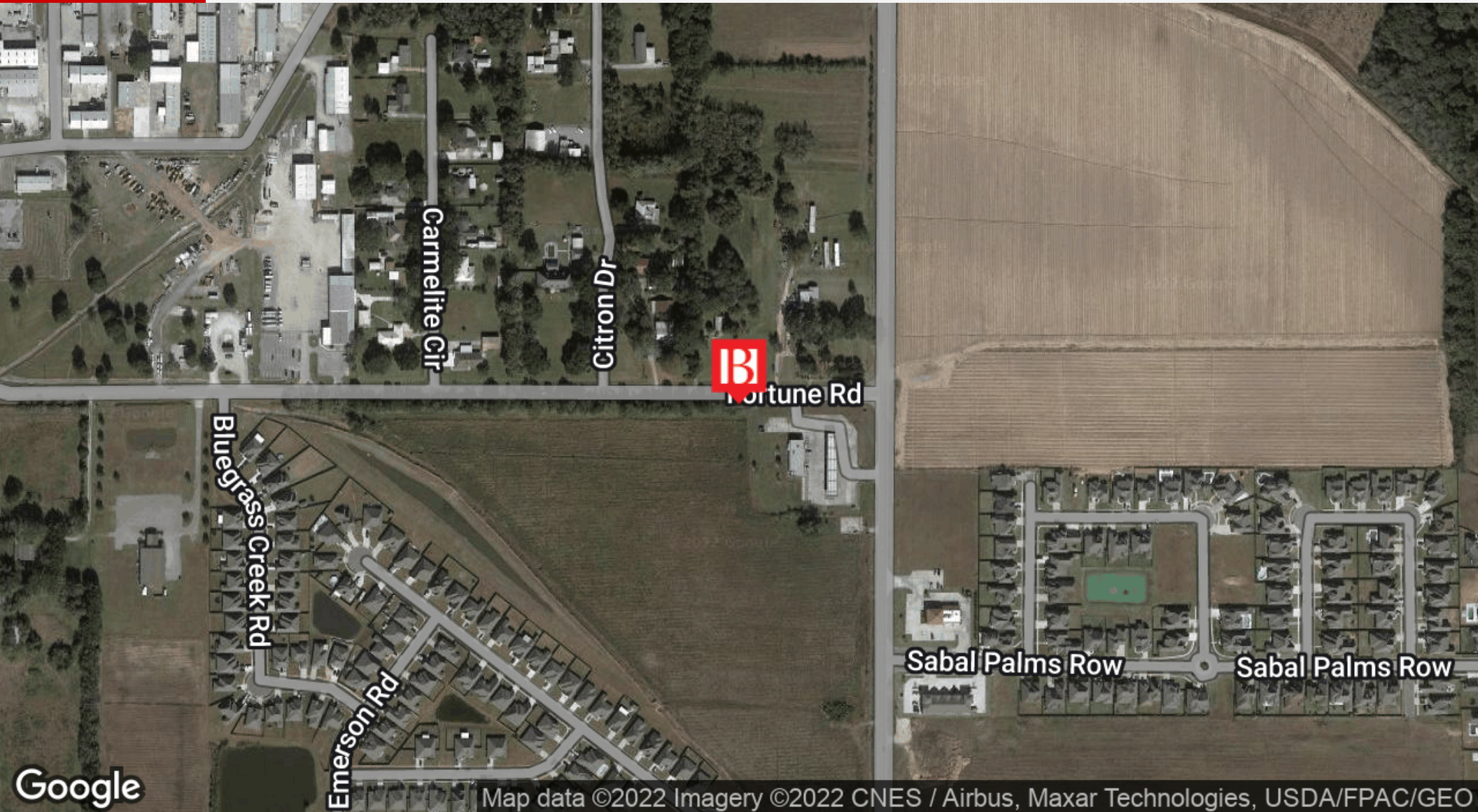
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LOCATION MAP



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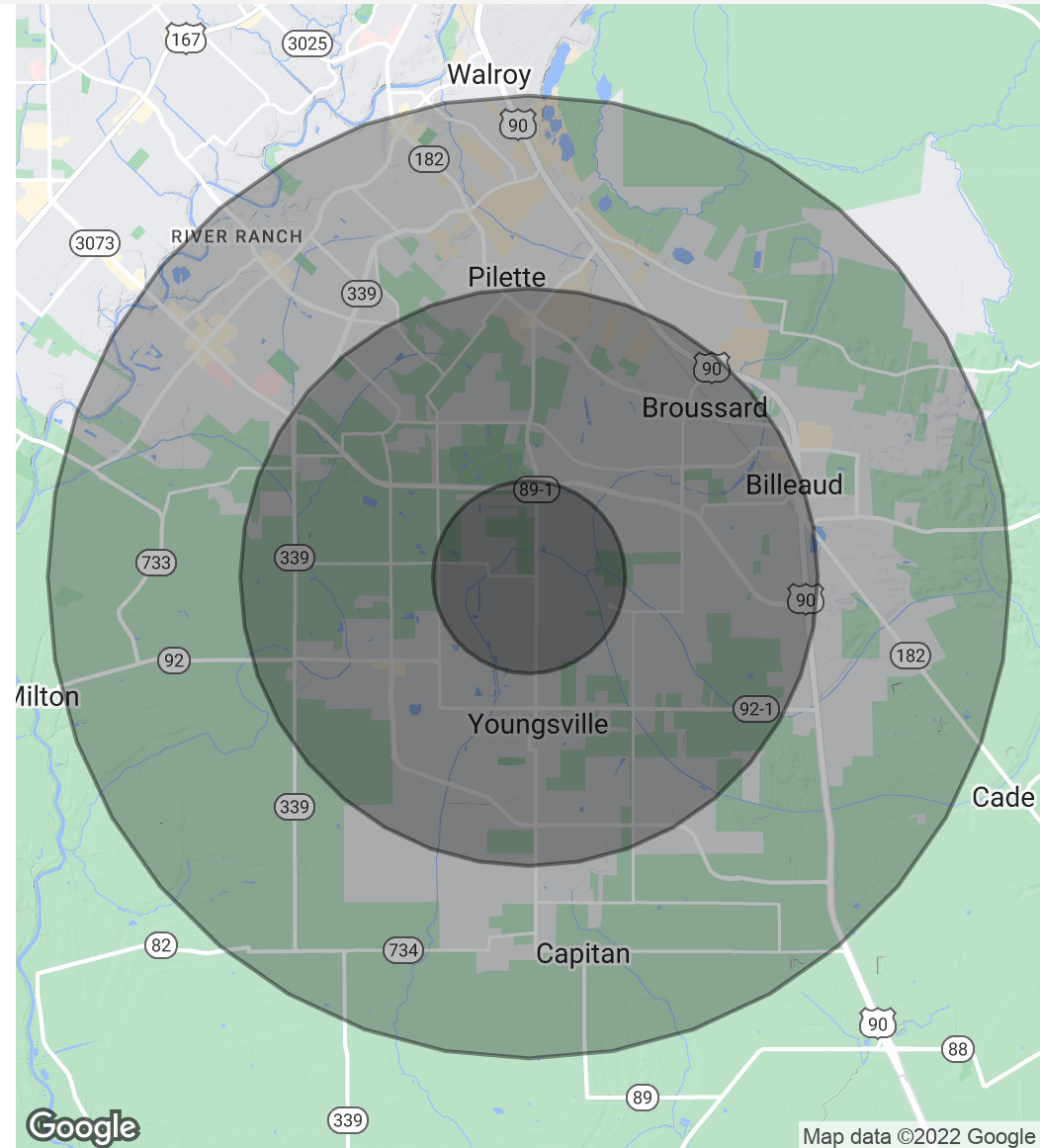
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,195	36,965	74,502
Average Age	36.8	37.0	36.8
Average Age (Male)	35.0	37.3	36.3
Average Age (Female)	36.2	35.8	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	964	13,673	30,695
# Of Persons Per HH	3.3	2.7	2.4
Average HH Income	\$110,247	\$93,412	\$89,500
Average House Value	\$491,933	\$266,848	\$285,939

** Demographic data derived from 2020 ACS - US Census*



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